

April 11, 2011

Mr. Massimo Pinelli
150 Lincoln Blvd LLC
400 South Avenue
Suite 10
Middlesex, NJ 08846

Dear Mr. Pinelli:



The following is an analysis of the impact a height limitation of three stories would have on the proposed "Gateway" area of the Lincoln Boulevard Redevelopment Plan. In this analysis, I have developed three alternate scenarios, each limited to three stories in height and compared them to the proposed four story scenario.

Each of the three alternate scenarios shares the following characteristics:

1. Because of the reduced height, the need for elevators and accompanying corridors are eliminated. In addition to reducing cost, this change provides greater utilization efficiency resulting in a higher percentage of floor area available for unit development.
2. By limiting the height to three stories, the ability to use single exit stair modules becomes possible.
3. The proposed four-story design offers two story 1,100 s.f. two bedroom units and 900 s.f. one bedroom flats. The alternative solutions propose 900 s.f. two bedroom and 700 s.f. one bedroom flats. This reduction in size would be consistent with market repositioning from the proposed upscale/luxury target market to one of workforce/affordable housing. This size reduction is in response to price sensitivity inherent in that market.

A description of each of the alternate solutions follows:

1. Alternative #1 uses the site layout, footprints and requirements found in the current rehabilitation plan. This scenario yields 135 total units (ninety-three 900 s.f. two bedroom flats and forty-two 700 s.f. one bedroom flats. All parking is provided on street or in the rear of the site as indicated in the plan. The parking ratio is 1.25 spaces per unit.
2. Alternative #2 uses the site layout, footprints and requirements from the four-story proposal. The exception is the elimination of garages and the 1.25 parking space per unit requirement. This alternative yields a total of 165 units, consisting of one hundred eleven 900 s.f. two bedroom flats and fifty-four 700 s.f. one bedroom flats.

3. Alternative #3 is similar to Alternative #2, except a parking ratio of 1.5 spaces per unit is achieved through use of the individual garages proposed in the four-story alternative. This layout provides 149 units (ninety-eight 900 s.f. two bedroom flats and forty-eight 700 s.f. one bedroom flats).

It should be noted that although the total bedroom count generated varies from 228 for Alternative #1 to 276 for Alternative #2, the impact is negligible with respect to the projected population of school-age residents. The maximum variation of the number of second bedrooms among the four alternatives is only 18, and if Alternative #2 is excluded, 5.


In conclusion, the reduction in height would not necessarily result in a reduction in unit density. Instead, the most likely result would be an accompanying market repositioning for a smaller unit at a lower price point.

LINCOLN BOULEVARD REHABILITATION SUMMARY

	4-STORY PROPOSAL	ALTERNATE #1	ALTERNATE #2	ALTERNATE #3
2 Bedroom DUs	98	93	111	95
1 Bedroom DUs	48	42	54	54
Total DUs	146	135	165	149
Total Number of Bedrooms	244	228	276	244

If you have any questions or comments, please feel free to call our office.

Sincerely,



Richard W. Arzberger, A.I.A., P.P.
Sonnenfeld and Trocchia Architects, P.A.